

SEND TAX NOTICE TO:

Clyde R. Mathews and Barbara R. Mathews
4695 Old Hwy 280
Sterrett, AL 35147

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THIRTY TWO THOUSAND AND 00/100 (\$32,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ryan L. Harry and Leah Harry, a married couple**, whose address is 184 Furrow Lane, Harpersville, AL 35078 (hereinafter "Grantor", whether one or more), by **Clyde R. Mathews and Barbara R. Mathews**, whose address is 4695 Old Highway 280, Sterrett, AL 35147, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Clyde R. Mathews, and Barbara R. Mathews, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **994 Farmingdale Road, Harpersville, AL 35078 to-wit:**

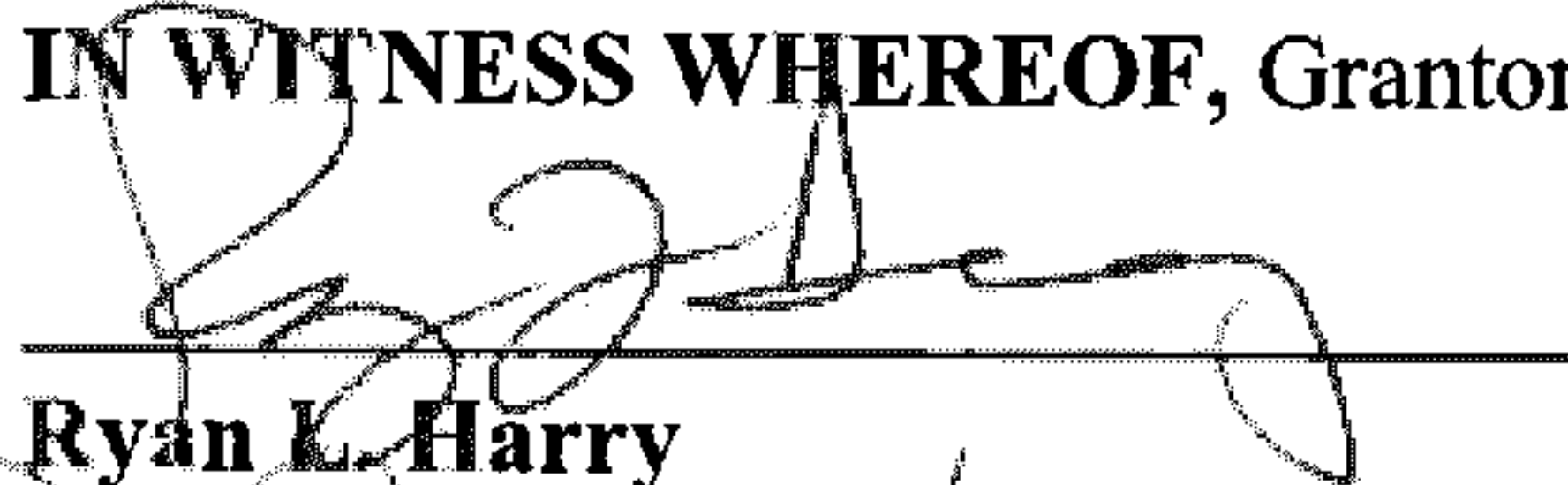
COMMENCE AT A FOUND 1/2" REBAR LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION N 89°19'25" E FOR A DISTANCE OF 1055.77 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, RUN N 00°08'18" W FOR A DISTANCE OF 22.09 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "R&G" ON THE NORTHERLY RIGHT OF WAY OF FARMINGDALE ROAD (80' R.O.W.) SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE LEAVING SAID RIGHT OF WAY, RUN N 23°20'58" W FOR A DISTANCE OF 343.11 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "R&G"; THENCE RUN N 89°01'06" W FOR A DISTANCE OF 136.77 FEET TO A POINT, THENCE RUN N 00°08'18" W FOR A DISTANCE OF 106.13 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN S 89°51'42" W FOR A DISTANCE OF 260.08 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN S 00°08'18" E FOR A DISTANCE OF 414.09 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE NORTHERLY RIGHT OF WAY OF SAID FARMINGDALE ROAD; THENCE RUN ALONG SAID RIGHT OF WAY S 87°47'34" E FOR A DISTANCE OF 260.24 FEET TO THE POINT OF BEGINNING.

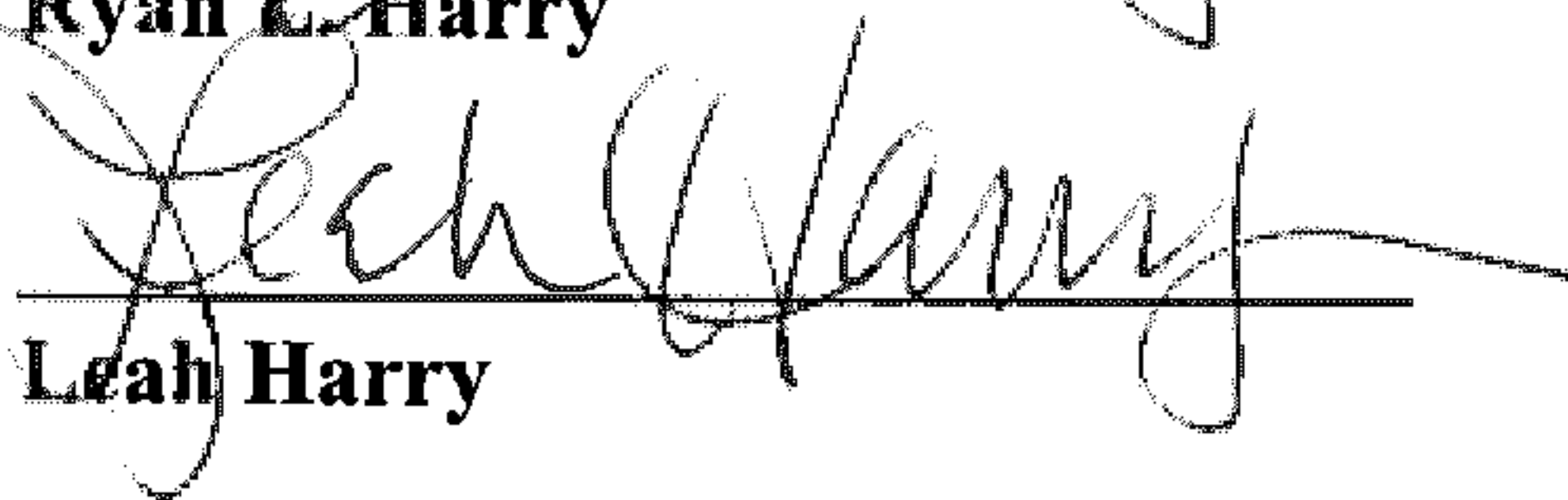
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of March, 2023.

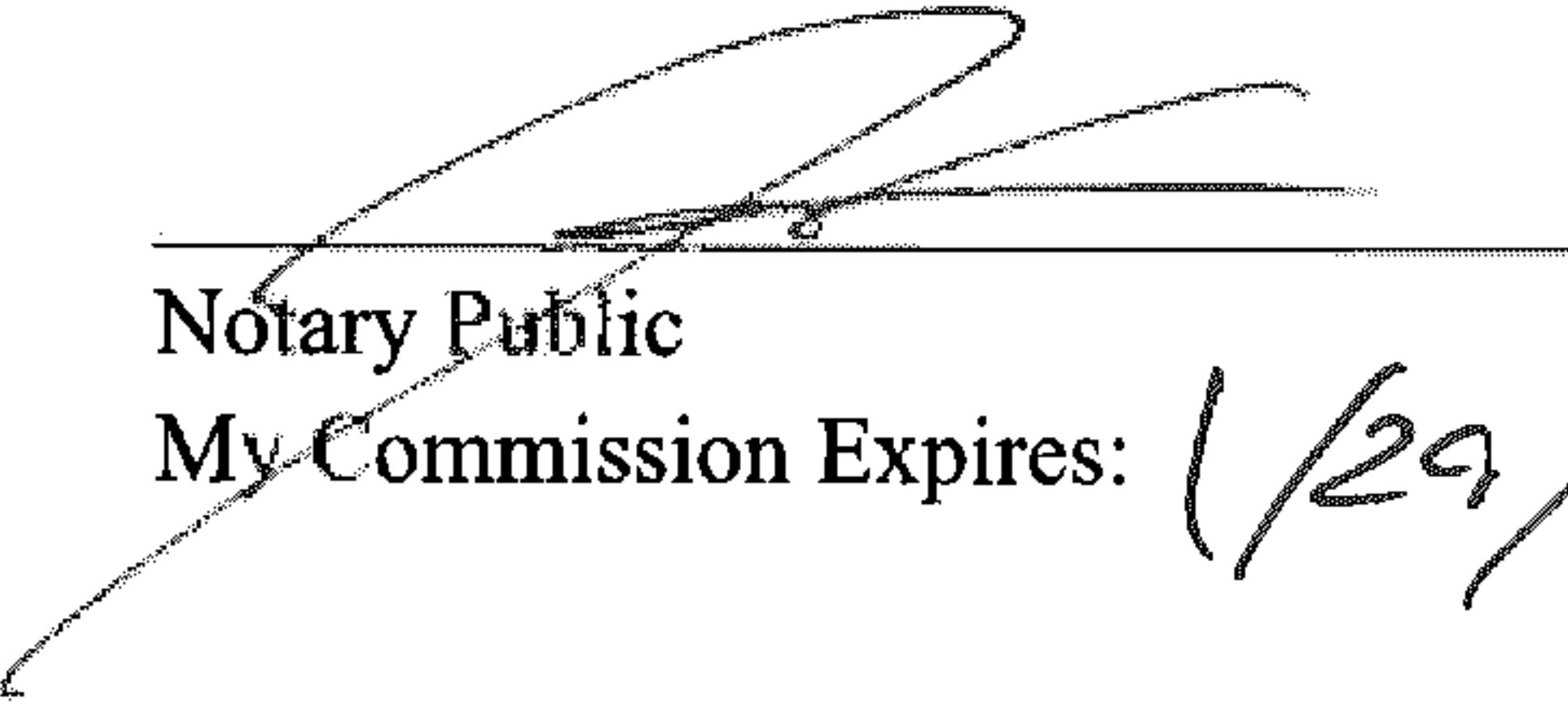

Ryan L. Harry


Leah Harry

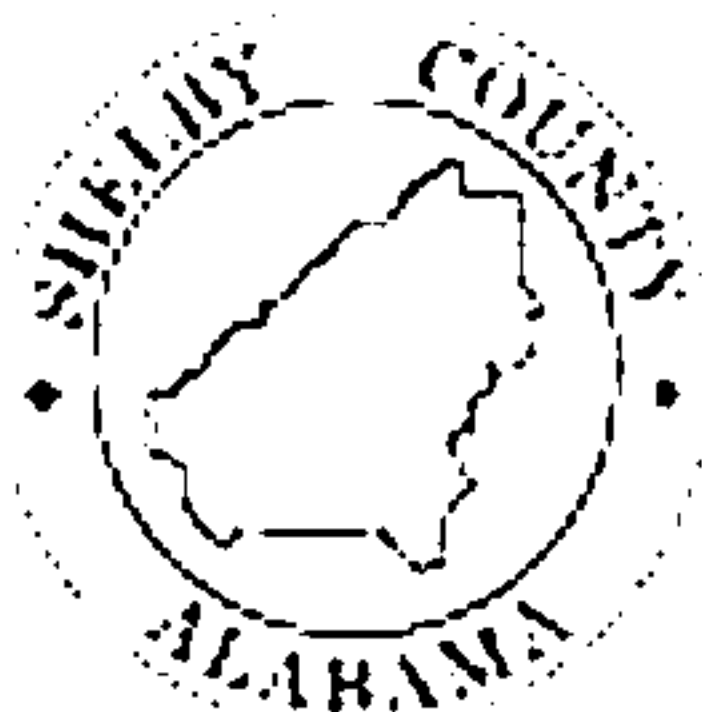
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Ryan L. Harry and Leah Harry whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, 2023.


Notary Public

My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2023 09:48:50 AM
\$57.00 BRITTANI
20230314000069630

